

**2019-008630**

**Klamath County, Oregon**



00244557201900086300040047

07/31/2019 09:31:56 AM

Fee: \$97.00

After recording, return to:

Kyle C. Crane and Karra K. Crane,  
150 Umpqua View Drive,  
Roseburg, OR. 97471

Until a change is requested,  
all tax statements should be sent to:  
Kyle C. Crane and Karra K. Crane,  
150 Umpqua View Drive,  
Roseburg, OR. 97471

**WARRANTY DEED**

Under ORS 93.850

The grantor,

Claude E. Crane, Trustee of the Claude E. Crane Revocable Trust, UDT 5-13-11

for the true and actual consideration of No dollars, \$0.00

CONVEYS AND WARRANTS to the grantee,

Kyle C. Crane and Karra K. Crane, as tenants by the entirety

the following described real property, free of encumbrances, except as specifically  
set forth herein:

See Exhibit A

Parcel ID: R126866 (T.L. 1200, Sect. 13, Twp. 23 S., Rng. 9 E. Klamath Co, OR)  
And commonly known as: Fred Mahn Drive, La Pine, OR. 97739

**Source of Title:**

Being the same property conveyed by warranty deed from Claude E. Crane and Gwendolyn H. Crane to The Claude E. Crane Revocable Trust UDT 5-13-11, recorded May 23, 2011 as document #2011-006385 in the Klamath County deed records, Klamath County Oregon.

**This conveyance is made subject to:**

Easements, restrictions, and rights of way appearing of record or enforceable in law and equity, and general property taxes for the year 2018-19 and thereafter.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT, OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 26<sup>th</sup> day of July, 2019, in the presence of:

Claude E. Crane, Trustee

Signature

Claude E. Crane, Trustee

Print Name

Grantor

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*

STATE OF

COUNTY OF

Oregon  
Dallas

On this 26<sup>th</sup> day of July, 2019, before me, Notary Public in and for said state, personally appeared Claude E. Crane

identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me \_\_\_\_\_ freely executed the same.

Signature: [Signature]

Print Name: Amanda Shelton

Title: MSB III

My Commission Expires: Oct. 1, 2021



**Exhibit A**

**West half of the Southeast quarter of the Southeast quarter of the Northwest quarter of Section 13, Township 23 South, Range 9 East, of the Willamette Meridian, Klamath County, Oregon.**

**Together with an easement over a strip of land, 30 feet in width, extending from the East boundary to the West boundary of the East half of the Southeast quarter of the Northwest quarter of said section 13, the South boundary of which strip is the North boundary of the south half of the East half of the Southeast quarter of the Northwest quarter of said Section 13.**